



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0040

PROPERTY LOCATION: 311 N. HENRY STREET

TAX MAP REFERENCE: 64.01 - 14-17C **ZONE:** CL

APPLICANT:

Name: PRIME AUTO CARE, INC.

Address: 311 N. HENRY STREET, ALEXANDRIA, VA 22314

PROPOSED USE: GENERAL AUTO REPAIR SHOP

[**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

ROBERT C. BYRNES
Print Name of Applicant or Agent

25 W. MYRTLE ST.
Mailing/Street Address

ALEXANDRIA, VA 22301
City and State Zip Code

Robert Byrnes 6/7/2011
Signature Date

703-683-1011 703-683-1011
Telephone # Fax #

RCDYRNES@VERIZON.NET
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. VANNA SO	323 N. HENRY ST. ALEXANDRIA, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 311 N. HENRY ST. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Arthur Meushaw	25 S. Dove St. Alex Va 22314	50
2. Carey Meushaw	Same	50
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
NONE		
1. VANNA SO	NONE	
2. ARTHUR MEUSHAW	NONE	
3. CAREY MEUSHAW	NONE	

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/17/11
Date

ROBERT C. BYRNES
Printed Name

Robert Byrne
Signature

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 311 N. HENRY STREET, ALEXANDRIA, VA I hereby
 (Property Address)
 grant the applicant authorization to apply for the GENERAL AUTO REPAIR SHOP use as
 (use)
 described in this application.

Name: Arthur Moushaw
 Please Print

Phone: 703 930-5274

Address: 25 S. Dove St. Alex
22314

Email: amoushaw@gmail.com

Signature: Arthur Moushaw

Date: 6-17-11

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

APPLICANT - PRIME AUTO CARE, INC.

OWNER - STANDARD FLOORS INC.

Alexandria City Council

William Euille, Mayor
Kerry Donelly, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske, Chair
H. Steward Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

Board of Architectural Review

Old and Historic District

Thomas Hulfish, Chair
Oscar Fitzgerald
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

Christina Kelley, Chair
William Conkey
H. Richard Lloyd, III
Thomas Marlow
Douglas Meick
Philip Moffat
Deborah Rankin

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

PRIME AUTO CARE INC. IS A GENERAL AUTOMOTIVE REPAIR BUSINESS
WHOSE WORK INCLUDES TUNE UPS, TRANSMISSION REPAIR, MINOR
REPAIRS AND MAINTENANCE. THE HOURS OF OPERATION ARE FROM
7:30 AM TO 7:00 PM. THERE ARE FOUR FULL TIME EMPLOYEES AND
BETWEEN FIVE AND TEN CUSTOMERS PER DAY. THE TOOLS AND
EQUIPMENT USED FOR REPAIRS ARE NOT DISRUPTIVE TO THE
ADJACENT NEIGHBORS. AN EXISTING SIX FOOT HIGH FENCE
LINES THE EAST, NORTH AND SOUTH PROPERTY LINES TO SCREEN
THE SITE FROM ADJACENT PROPERTIES. SINCE THE PROPERTY IS
LOCATED ON NORTH HENRY STREET, TRAFFIC NOISE MASKS ANY
NOISE FROM THE SHOP.

THE PROPERTY HAS BEEN USED AS AN AUTO REPAIR
SHOP FOR SIXTEEN YEARS WITHOUT NEIGHBORHOOD COMPLAINTS.
PRIME AUTO CARE INC. IS REQUESTING AN EXTENSION OF
ITS SPECIAL USE PERMIT FOR AN ADDITIONAL FIVE YEARS

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

☐ a new use requiring a special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ an expansion or change to an existing use with a special use permit,

☒ other. Please describe: AN EXTENSION OF AN EXISTING SPECIAL USE PERMIT.

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

WE EXPECT BETWEEN 5 AND 10 CUSTOMERS BETWEEN THE HOURS OF 7:30 AM AND 7:00 PM.

- B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

THERE WILL BE 4 EMPLOYEES DAILY BETWEEN THE HOURS OF 7:30 AM AND 7:00 PM

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

MONDAY THRU FRIDAY
SATURDAY

7:30 AM TO 7:00 PM
9:00 AM TO 5:00 PM

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

THE NOISE LEVELS ARE LOW. THE LOUDEST EQUIPMENT IS THE COMPRESSOR AND IS BOXED IN FOR NOISE REDUCTION

- B. How will the noise be controlled?

N.A.

8. Describe any potential odors emanating from the proposed use and plans to control them:

N.A.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

BOXES, HOSES, SMALL USED PARTS AND VARIOUS PAPER PRODUCTS.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

A THREE CUBIC YARD TRASH BIN IS LOCATED ON THE PROPERTY.

- C. How often will trash be collected?

ONCE A WEEK

- D. How will you prevent littering on the property, streets and nearby properties?

THERE IS A FENCE THAT ENCLOSES THREE SIDES OF THE PROPERTY

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

ALL BRANDS OF ANTIFREEZE AND MOTOR OIL WILL BE STORED FOR RECYCLING AND PICKED UP MONTHLY BY A CONTRACTOR. APPROXIMATE QUANTITIES ARE 30 GALLONS OF ANTIFREEZE AND 100 GALLONS OF OIL PER MONTH.

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

A 40 GALLON BARREL OF DYNA CLEANER WILL BE USED TO
WASH HANDS, FACES ETC. THE CLEANER IS ENVIRONMENTALLY
SAFE AND WILL BE PUT INTO THE SANITARY SEWAGE SYSTEM.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

THE SITE IS WELL LIT AND WE RELY ON THE POLICE
DEPARTMENT

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

19 Standard spaces
0 Compact spaces
1 Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

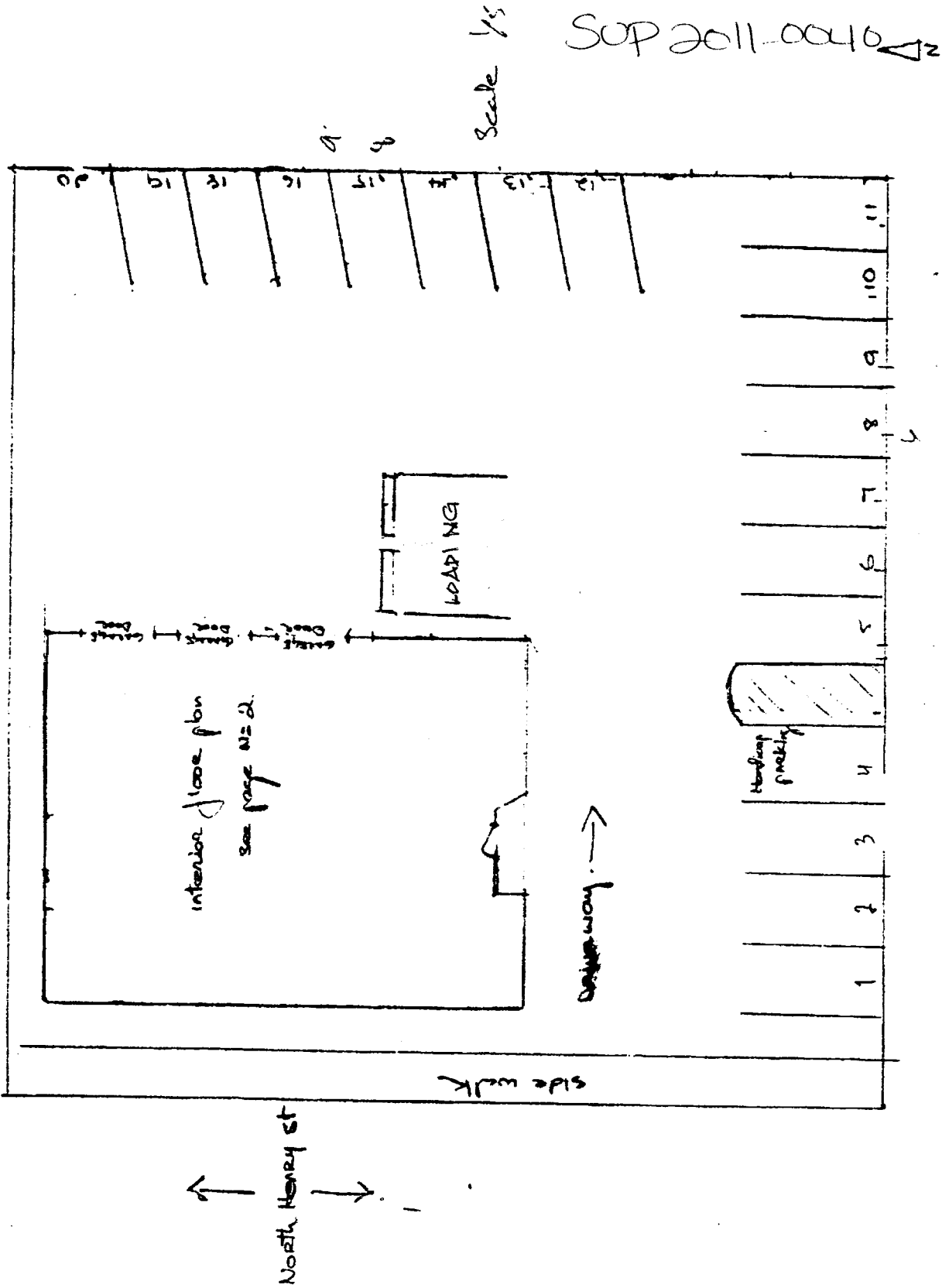
- B. Where are off-street loading facilities located? ON PROPERTY
- C. During what hours of the day do you expect loading/unloading operations to occur?
12:00 - 2:00 PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
3 TIMES PER WEEK
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

STREET ACCESS IS ADEQUATE

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? N.A. square feet.
18. What will the total area occupied by the proposed use be?
- 3912 sq. ft. (existing) + 0 sq. ft. (addition if any) = 3912 sq. ft. (total)
19. The proposed use is located in: (check one)
- ☒ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

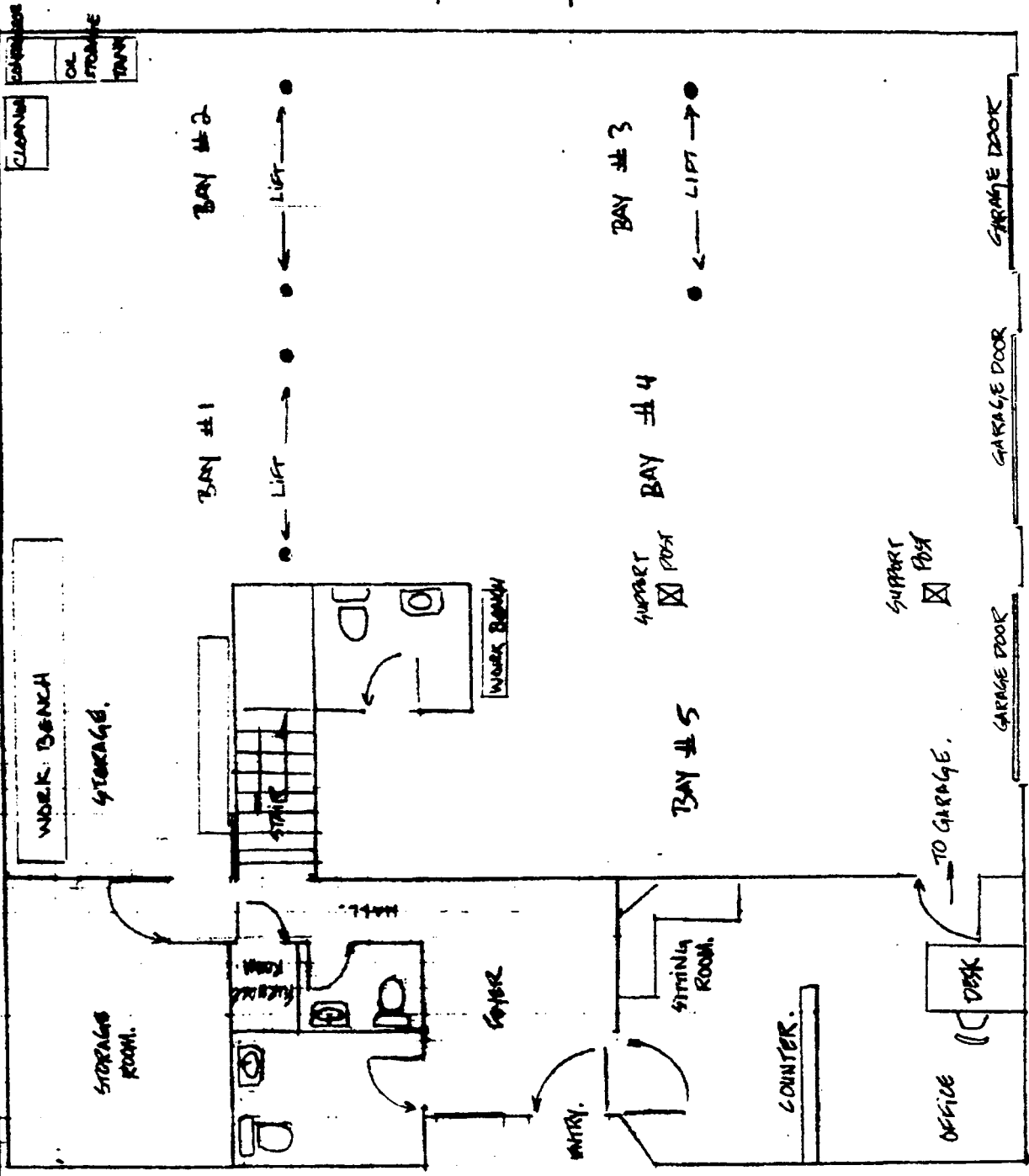
End of Application



SUP 96-0155

SUP 2011-0040

SUP 2001-0107



DRIVEWAY.

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311 N HENRY STREET
NEX, VA - 22314.

EXISTING GARAGE
FLOOR PLAN

SCALE: 1/4" = 1' 0"

~~SUP 96-0155~~
SUP 2011-0040

SUP 2001-0107